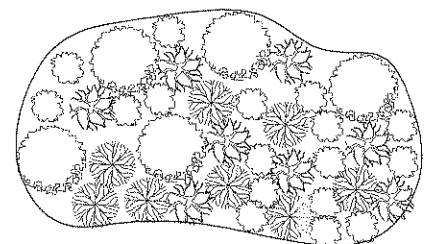
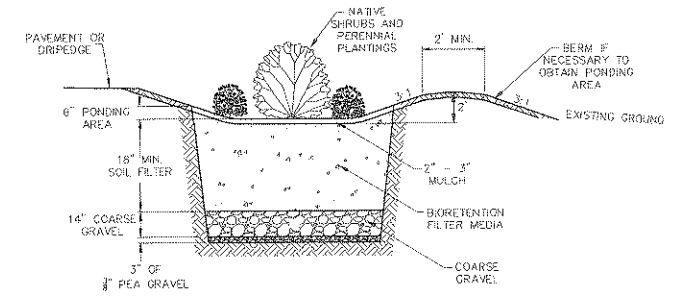


- GENERAL SITE PLAN NOTES
1. TOTAL AREA OF TAX MAP 131, LOT 5= 0.87 ACRES
 2. DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:
ZONE B2:
MINIMUM LOT SIZE= 6000 SF
MINIMUM LOT FRONTAGE= 60'
MINIMUM YARD SETBACK:
FRONT= 15'
SIDE= 8'
REAR= 25'
 3. PARCEL IS LOCATED WITHIN ZONE A & X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 3017C0211D, PANEL 211 OF 405, EFFECTIVE DATE MAY 17, 2005.
 4. PARKING REQUIREMENTS PER ZBA VARIANCE, GRANTED 3/14/12:
5 SPACES/PROFESSIONAL; 5 PROF. X 5 = 25 SPACES
1 SPAC/EMPLOYEE; 15 EMP. X 1 = 15 SPACES
TOTAL SPACES REQUIRED = 38 SPACES
TOTAL SPACES PROVIDED = 42 SPACES
 5. PROPOSED ADDITION: 1,200 SF.
PAVEMENT & SHED REMOVAL: 1,395 SF.
NET GAIN IN PERVIOUS AREA: 195 SF.



TYPICAL PLAN VIEW



CROSS SECTION

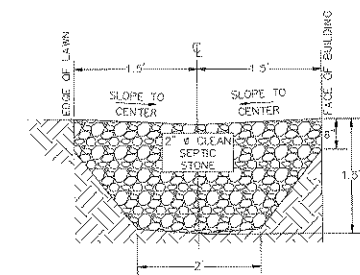
RAIN GARDEN DETAIL
NOT TO SCALE

- VEGETATED RAIN GARDEN CONSTRUCTION AND MAINTENANCE NOTES
1. RAIN GARDEN AREAS TO BE LOCATED AS SHOWN ON THE PLAN.
 2. DO NOT PLACE RAIN GARDEN SYSTEMS INTO SERVICE UNTIL THE PLANTS HAVE BEEN PLANTED AND THE ADJACENT AREAS ARE FULLY ESTABLISHED.
 3. SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EVENTS EXCEEDING 2.5 INCHES IN A 24-HOUR PERIOD. WITH MAINTENANCE OR REHABILITATION AS WARRANTED BY SUCH INSPECTION.
 4. TRASH AND DEBRIS SHOULD BE REMOVED AT EACH INSPECTION.
 5. AT LEAST ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR DRAINAGE TIME. IF THE RAIN GARDEN DOES NOT DRAIN WITHIN 72 HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITIONS OF THE GARDEN TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION, INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE FILTER MEDIA.
 6. VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING PRUNING, REMOVAL AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES.
 7. THE SHAPE OF THE RAIN GARDEN SHALL BE RANDOM AND NATURAL CONFIGURATION.

SUGGESTED PLANTINGS

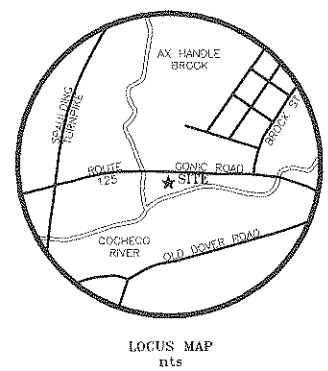
- PLANTS WITHIN THE WETTER CENTER OF THE GARDEN:
- WOODY SHRUBS:
- VERNAL WITCH HAZEL, 6-10'H x 6-10"W
 - NATIVE RHODODENDRON, 1-3'H x 1-3"W
 - LABRADOR TEA, 1-3'H x 1-3"W
 - WINTERBERRY, 6-8'H x 6-8"W
- PERENNIALS:
- ROYAL FERN, 2-5'H x 2-5"W
 - PURPLE CONEFLOWER, 2-4'H x 2"W
 - NATIVE COLEBINE, 1-2'H x 1-2"W
 - SENSITIVE FERN, 2'H x 18"W
 - CARDINAL FLOWERS, 2-4'H x 1'H
- PLANTS WITHIN THE DRYER OUTER EDGE OF THE GARDEN:
- WOODY SHRUBS:
- SWEETGUM, 2-4'H x 2-4"W
 - SPORBERRY, 5-12' x 1-2"W
- PERENNIALS:
- WILD GERANIUM, 1-2'H x 2"W

BIORETENTION FILTER MEDIA			
COMPONENT MATERIAL	PERCENT OF MIXTURE BY VOLUME	GRADATION OF MATERIAL	
		SEIVE NO.	PERCENT BY WEIGHT PASSING STANDARD SEIVE
FILTER MEDIA OPTION A			
ASTM C-33 CONCRETE SAND	50 TO 55		
LOAMY SAND TOPSOIL, WITH FINES AS INDICATED	20 TO 30	200	15 TO 25
MODERATELY FINE SHREDDY BARK OR WOOD FIBERS MULCH, WITH FINES AS INDICATED	20 TO 30	200	< 5
FILTER MEDIA OPTION B			
MODERATELY FINE SHREDDY BARK OR WOOD FIBERS MULCH, WITH FINES AS INDICATED	20 TO 30	200	< 5
LOAMY COARSE SAND	70 TO 80	10	85 TO 100
		20	70 TO 100
		50	15 TO 40
		200	8 TO 15



- NOTES:
1. THE DRAINAGE SHALL BE 3 FT. WIDE, 18 INCHES THICK, 2 INCH DIAMETER SEPTIC STONE.
 2. SLOPE TO CENTER EXCEPT WHERE THE DRAIN EDGE ADJUTS THE PROPOSED RAIN GARDEN.

DRIP EDGE DETAIL
NOT TO SCALE

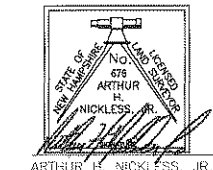


LOCUS MAP

FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON
CERTIFIED BY *Maria J. Jasso* DATE *4/24/12*

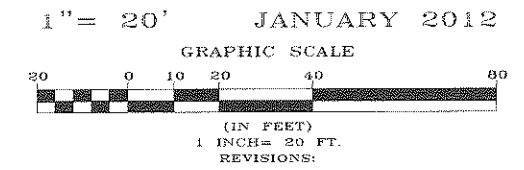
- LEGEND
- BOUNDARY MARKER
 - UTILITY POLE
 - PHOTO ORIENTATION
 - ZONING SETBACK LINE
 - SHORELAND SETBACKS
 - PROPOSED SILT FENCE
 - OVERHEAD WIRES
 - BOUNDARY LINE

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.



4/4/2012
DATE

PROPOSED SITE PLAN
18 GONIC ROAD
TAX MAP 131, LOT 5
ROCHESTER, NH
PREPARED FOR
ASSOCIATES IN FAMILY DENTISTRY



FILE NO. 223
PLAN NO. C-2611
DWG NO. 12008\SP1CKCARLSON-1
F.B. NO. SDR-CEK



RECEIVED

APR - 4 2012

Planning Dept

LEGEND

- BOUNDARY MARKER
- UTILITY POLE
- ① PHOTO ORIENTATION
- ZONING SETBACK LINE
- SHORELAND SETBACKS
- PROPOSED SILT FENCE
- OVERHEAD WIRES
- BOUNDARY LINE

GENERAL SITE PLAN NOTES

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PAVEMENT & SHED REMOVAL: 1,395 SF.
NET GAIN IN PAVEMENT AREA: 195 SF.

PLANNING BOARD APPROVAL NOTES:

1. ALL ELEMENTS SHOWN ON THE APPROVED SITE PLAN MUST BE PROPERLY COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, UNLESS APPROPRIATE SURETY IS PLACED WITH THE PLANNING DEPARTMENT.
2. NOTE THAT THIS APPROVAL IS FOR THE SITE PLAN ONLY. LIFE SAFETY CODE AND BUILDING CODE REVIEW WILL BE REQUIRED AS PART OF THE BUILDING PERMIT REVIEW PROCESS WHEN THE CONSTRUCTION PLANS ARE SUBMITTED. VARIOUS REQUIREMENTS REGARDING THE BUILDING DESIGN MAY BE SPECIFIED AT THAT TIME.
3. THE STONE DRIP EDGE IS TO BE MONITORED ON AT LEAST A SEMI-ANNUAL BASIS (SPRING & FALL) TO ENSURE PROPER OPERATION.
4. ANY INVASIVE SPECIES THAT MIGHT EXIST ALONG THE RIVER MUST BE REMOVED AS LONG AS SAID REMOVAL COMPLIES WITH THE SHORELAND PROTECTION ACT.

REFERENCE PLANS:

1. "FURNITURE RESTORATION CENTER INC. LOT IN: ROCHESTER, N.H." DATED DECEMBER 1976 BY D.R. POPPENA, RLS S.C.R.D. PLAN NO. 18-33
2. "SITE SKETCH, IN ROCHESTER, NH FOR: BRYAN & JANET DAVIS" DATED FEBRUARY 1987 BY NORWAY PLAINS SURVEY ASSOCIATES, INC. PLAN NUMBER A-1022

TAX MAP 131, LOT 5
OWNER OF RECORD:
26 DERRY ROAD REALTY HOLDINGS, LLC
26 DERRY STREET, HUDSON, NH 03051
SCRD BOOK 3975, PAGE 995

EXISTING FEATURES PLAN

18 GONIC ROAD
TAX MAP 131, LOT 5
ROCHESTER, NH

PREPARED FOR

ASSOCIATES IN FAMILY DENTISTRY

1" = 20' JANUARY 2012

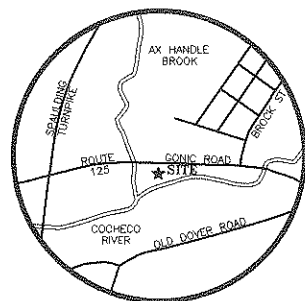
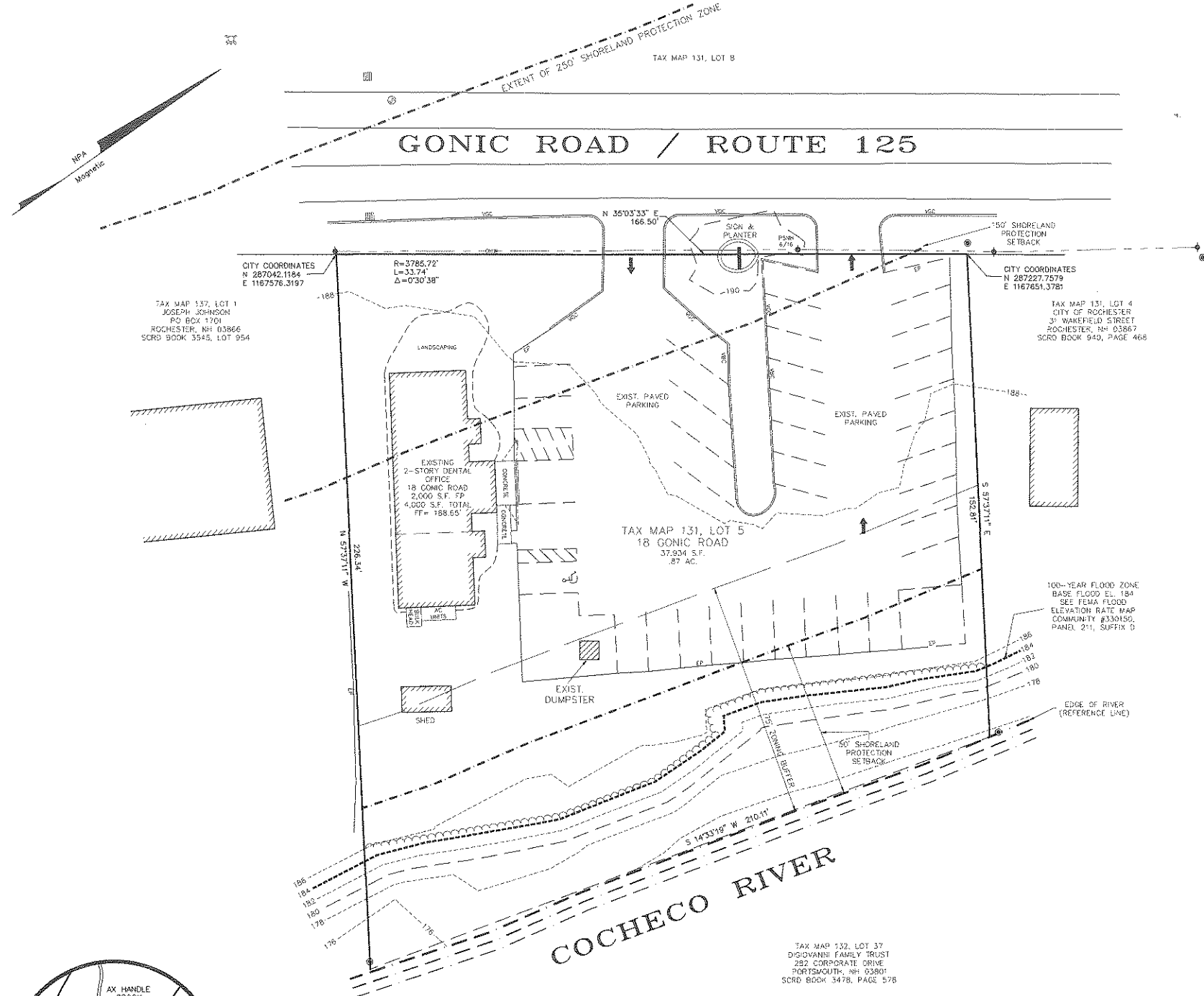
GRAPHIC SCALE



(IN FEET)

1 INCH = 20 FT.

REVISIONS:



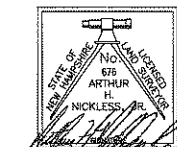
LOCUS MAP
nts

FILE NO. 223
PLAN NO. C-2611
DWG NO. 12008\SP1CKCARLSON-1
F.B. NO. SDR-CEK

FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON

Marcia Vasquez DATE 4/24/12

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ARTHUR H. NICKLESS, JR.

4/4/2012
DATE